HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: October 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

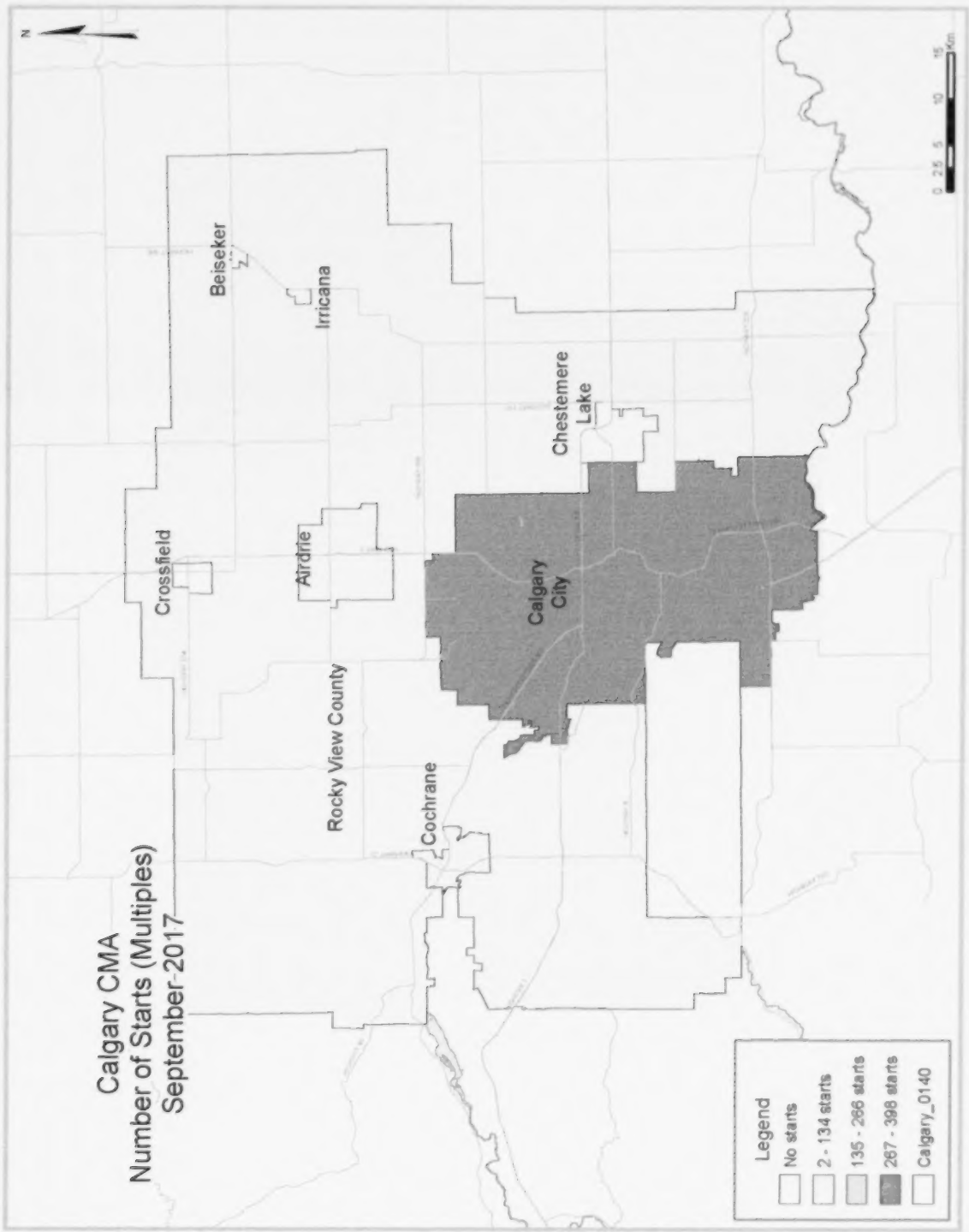
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

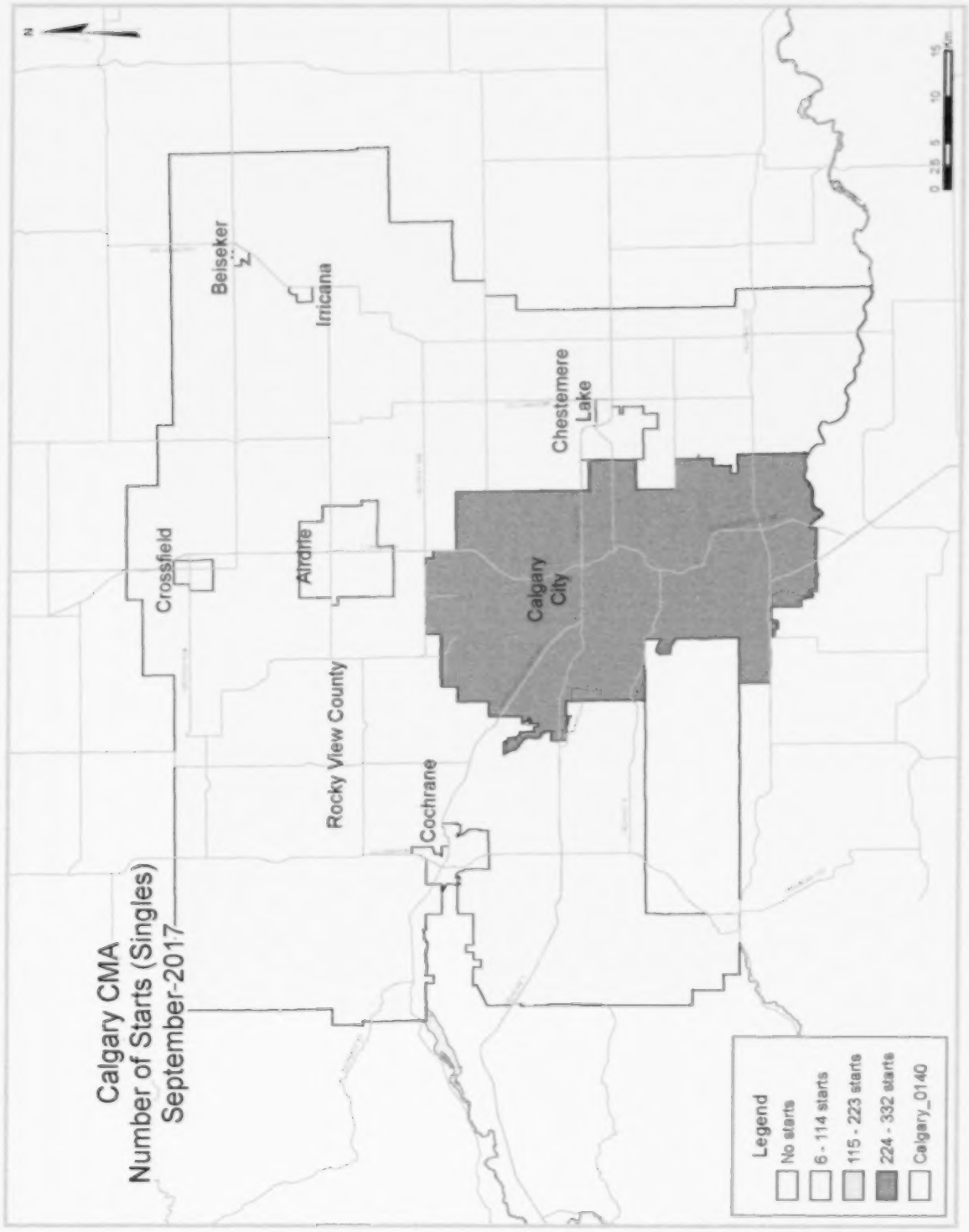
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

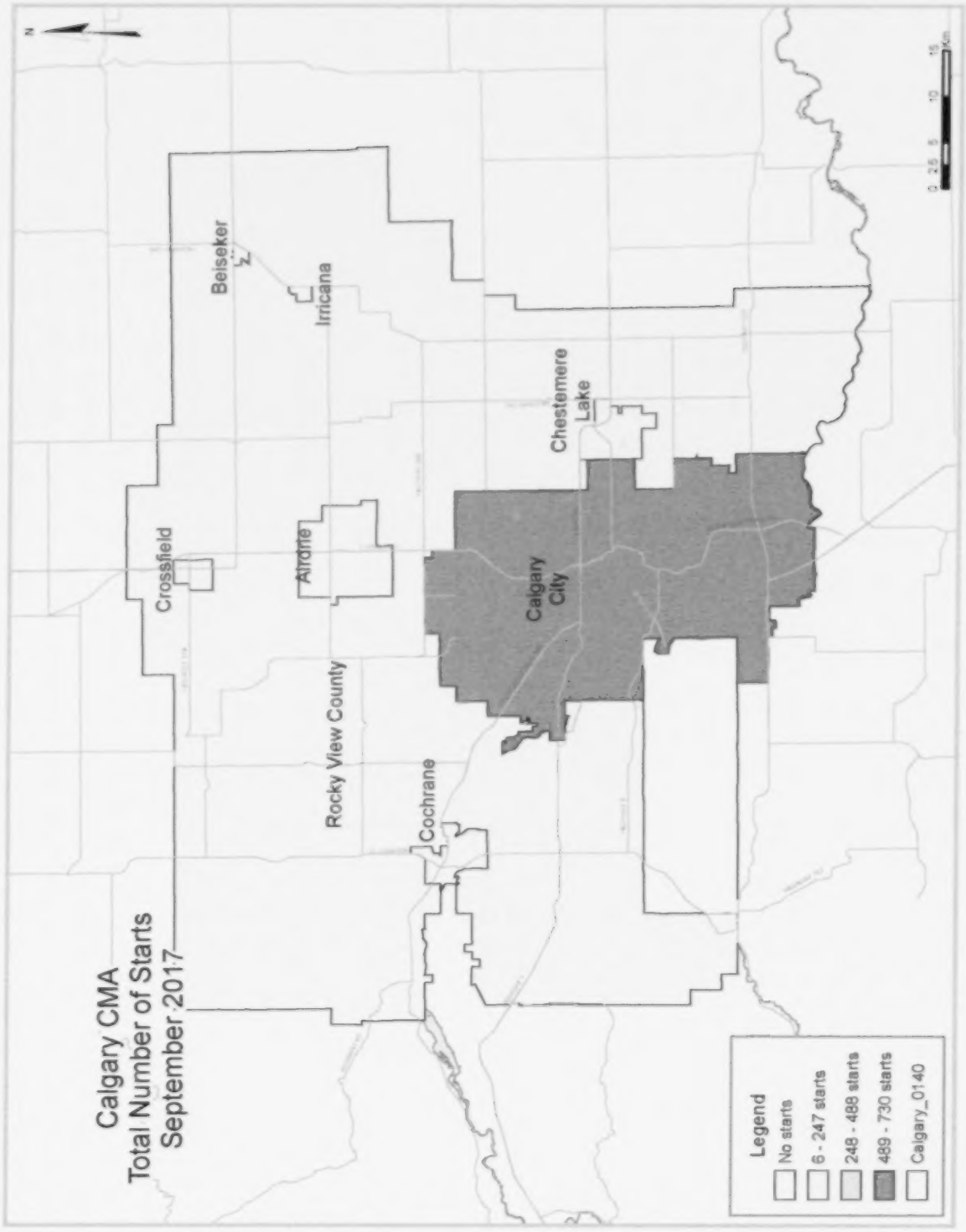
SUBSCRIBE NOW!

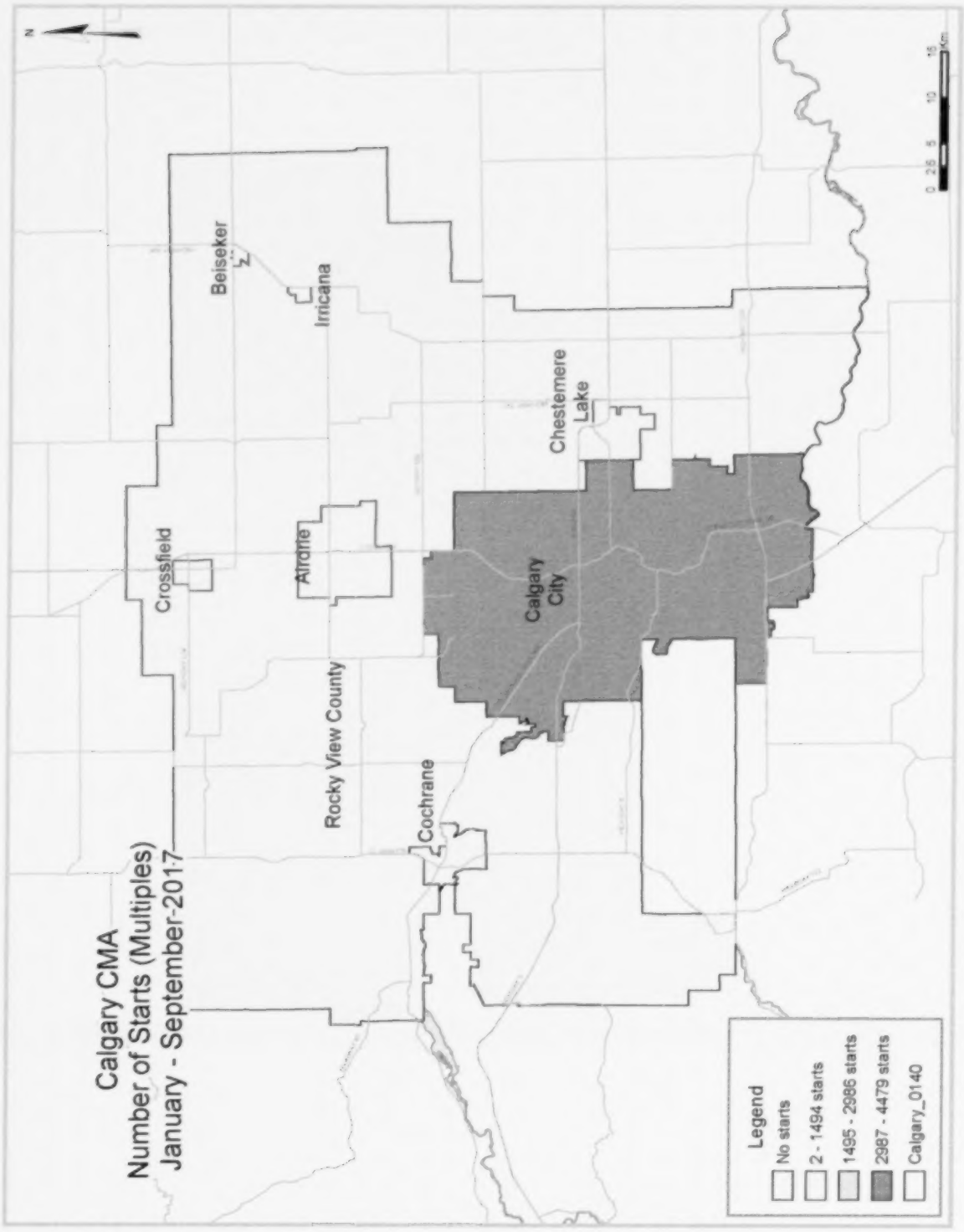
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

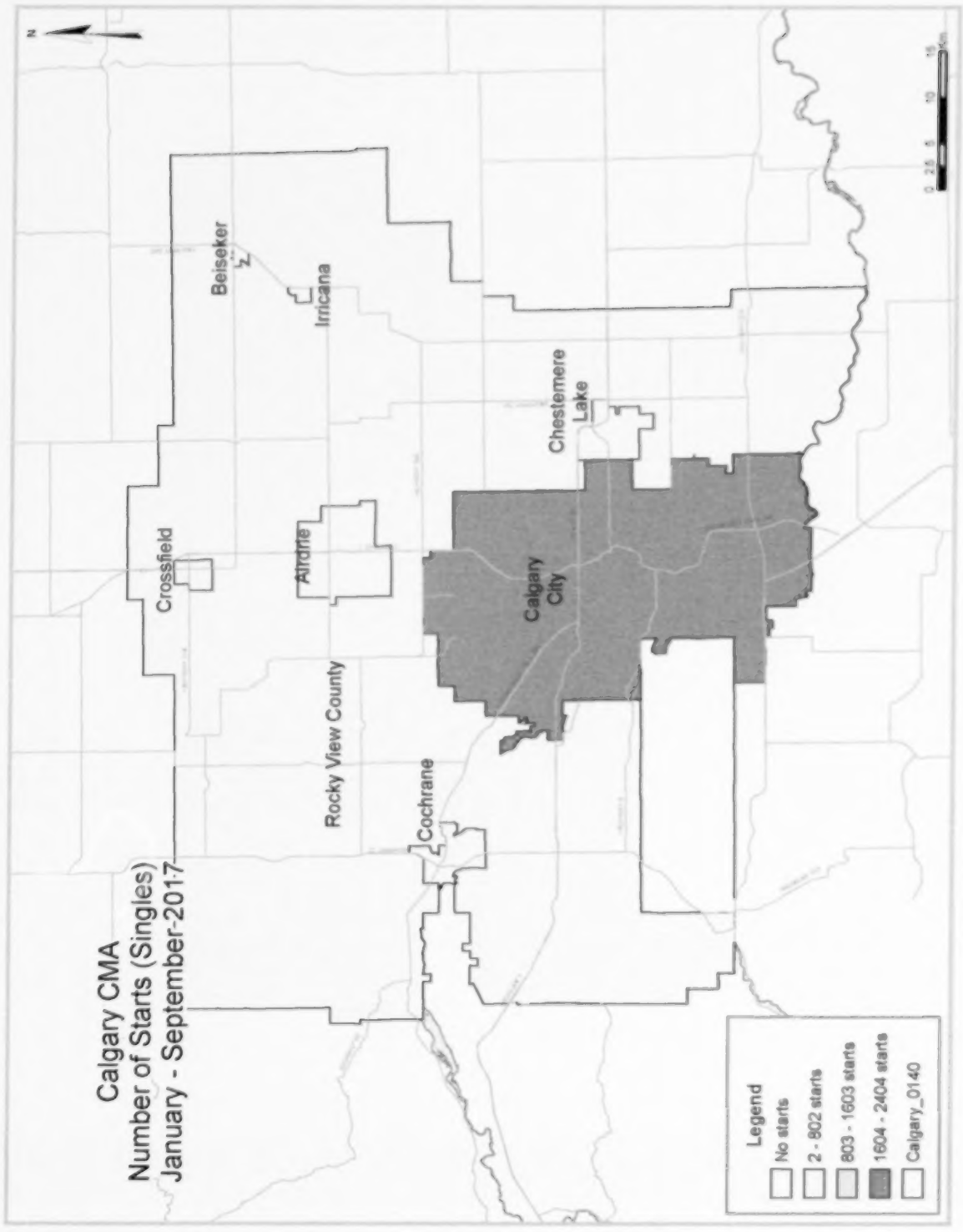
Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & *much more!*
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

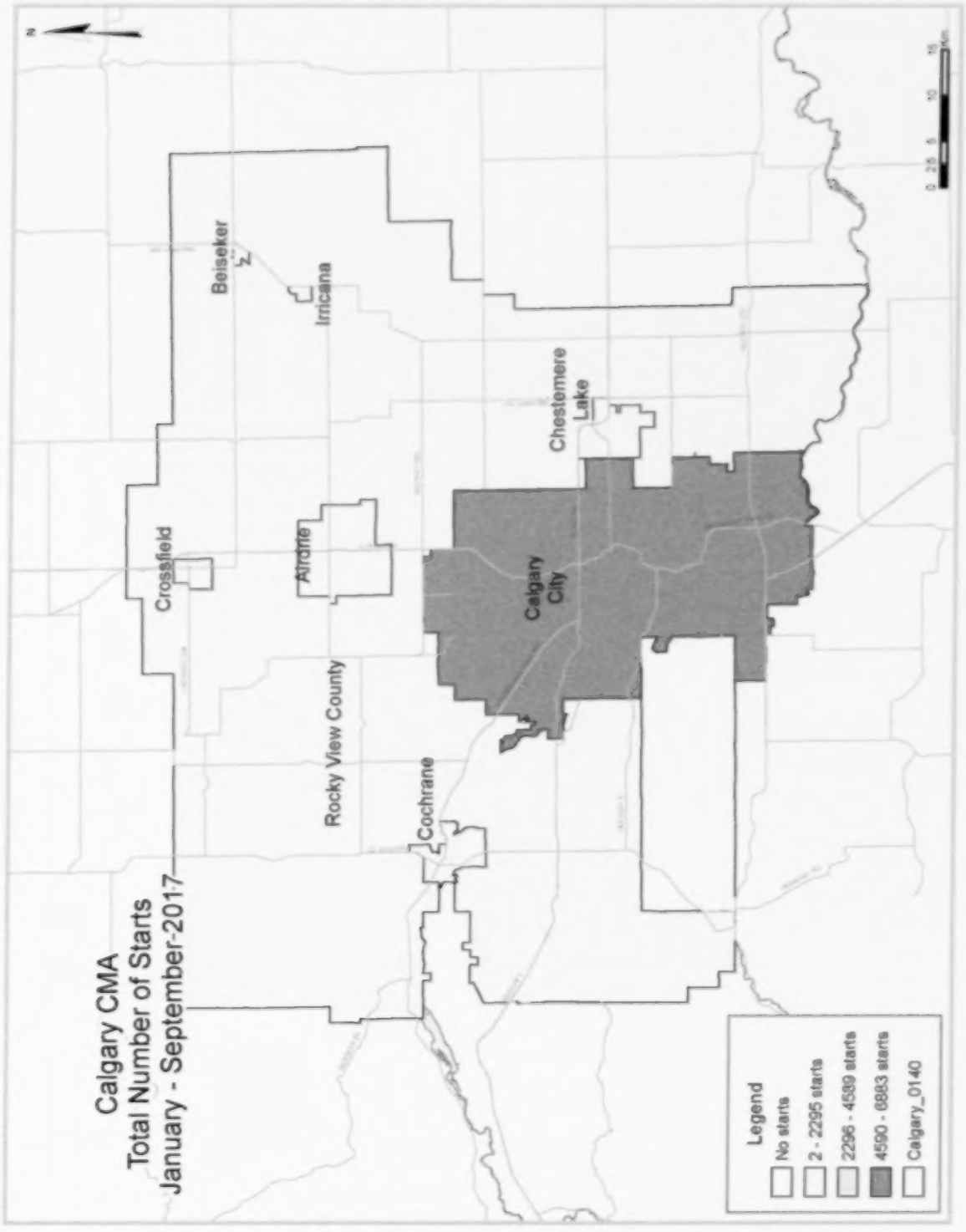

Calgary CMA
Number of Starts (Multiples)
September-2017
N
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
2 - 134 starts
135 - 266 starts
267 - 398 starts
Calgary_0140


Calgary CMA
Number of Starts (Singles)
September-2017
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
6 - 114 starts
115 - 223 starts
224 - 332 starts
Calgary_0140


Calgary CMA
Total Number of Starts
September 2017
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
6 - 247 starts
248 - 488 starts
489 - 730 starts
Calgary_0140


Calgary CMA
Number of Starts (Multiples)
January - September-2017
Beiseker
Irricana
Crossfield
Airdrie
Chestemere Lake
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 1494 starts
1495 - 2986 starts
2987 - 4479 starts
Calgary_0140
0 2.5 5 10 15 Km


Calgary CMA
Number of Starts (Singles)
January - September-2017
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 802 starts
803 - 1603 starts
1604 - 2404 starts
Calgary_0140


Calgary CMA
Total Number of Starts
January - September-2017
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 2295 starts
2296 - 4589 starts
4590 - 6883 starts
Calgary_0140

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2017		
Calgary CMA[1]	August 2017	September 2017
Trend[2]	13,068	12,384
SAAR	9,389	10,506
	September 2016	September 2017
Actual		
September - Single-Detached	391	465
September - Multiples	814	449
September - Total	1,205	914
January to September - Single-Detached	2,515	3,299
January to September - Multiples	4,383	5,095
January to September - Total	6,898	8,394

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2017	465	144	101	0	54	150	0	0	914
September 2016	391	96	129	0	65	524	0	0	1,205
% Change	18.9	50.0	-21.7	n/a	-16.9	-71.4	n/a	n/a	-24.1
Year-to-date 2017	3,299	1,004	651	0	551	2,173	40	676	8,394
Year-to-date 2016	2,515	636	259	0	610	2,724	0	154	6,898
% Change	31.2	57.9	151.4	n/a	-9.7	-20.2	n/a	**	21.7
UNDER CONSTRUCTION									
September 2017	2,649	854	633	0	619	4,790	49	977	10,571
September 2016	2,152	672	267	1	861	5,181	33	1,759	10,926
% Change	23.1	27.1	137.1	-100.0	-28.1	-7.5	48.5	-44.5	-3.2
COMPLETIONS									
September 2017	388	128	37	0	51	262	0	148	1,014
September 2016	324	72	20	0	74	295	0	422	1,207
% Change	19.8	77.8	85.0	n/a	-31.1	-11.2	n/a	-64.9	-16.0
Year-to-date 2017	2,850	804	328	1	600	2,060	24	984	7,651
Year-to-date 2016	2,717	686	203	1	956	3,187	51	1,922	9,723
% Change	4.9	17.2	61.6	0.0	-37.2	-35.4	-52.9	-48.8	-21.3
COMPLETED & NOT ABSORBED									
September 2017	414	150	34	0	127	1,057	n/a	n/a	1,782
September 2016	353	110	19	0	134	660	n/a	n/a	1,276
% Change	17.3	36.4	78.9	n/a	-5.2	60.2	n/a	n/a	39.7
ABSORBED									
September 2017	407	107	23	0	57	233	n/a	n/a	827
September 2016	312	73	12	0	70	257	n/a	n/a	724
% Change	30.4	46.6	91.7	n/a	-18.6	-9.3	n/a	n/a	14.8
Year-to-date 2017	2,817	801	268	1	624	1,772	n/a	n/a	6,283
Year-to-date 2016	2,722	698	181	1	892	2,721	n/a	n/a	7,215
% Change	3.5	14.8	48.1	0.0	-30.0	-34.9	n/a	n/a	-12.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
September 2017	332	122	78	0	48	150	0	0	730
September 2016	275	54	72	0	38	512	0	0	951
Airdrie									
September 2017	59	12	17	0	0	0	0	0	88
September 2016	51	12	53	0	0	12	0	0	128
Beiseker									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2017	12	0	0	0	0	0	0	0	12
September 2016	14	0	0	0	27	0	0	0	41
Cochrane									
September 2017	34	8	6	0	6	0	0	0	54
September 2016	24	24	4	0	0	0	0	0	52
Crossfield									
September 2017	6	0	0	0	0	0	0	0	6
September 2016	1	0	0	0	0	0	0	0	1
Irricana									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2017	22	2	0	0	0	0	0	0	24
September 2016	26	6	0	0	0	0	0	0	32
First Nations									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2017	465	144	101	0	54	150	0	0	914
September 2016	391	96	129	0	65	524	0	0	1,205

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
September 2017	1,959	680	521	0	421	4,731	12	890	9,214
September 2016	1,532	484	184	1	491	5,073	33	1,695	9,493
Airdrie									
September 2017	270	74	66	0	80	32	37	0	559
September 2016	240	98	75	0	157	108	0	64	742
Beiseker									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	2	0	0	0	0	0	0	0	2
Chestermere Lake									
September 2017	82	12	0	0	0	0	0	0	94
September 2016	46	0	0	0	70	0	0	0	116
Cochrane									
September 2017	128	70	46	0	118	27	0	87	476
September 2016	128	70	4	0	143	0	0	0	345
Crossfield									
September 2017	43	2	0	0	0	0	0	0	45
September 2016	30	4	4	0	0	0	0	0	38
Irricana									
September 2017	2	0	0	0	0	0	0	0	2
September 2016	0	2	0	0	0	0	0	0	2
Rocky View County									
September 2017	165	16	0	0	0	0	0	0	181
September 2016	174	14	0	0	0	0	0	0	188
Tsuu T'ina Nation									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2017	2,649	854	633	0	619	4,790	49	977	10,571
September 2016	2,152	672	267	1	861	5,181	33	1,759	10,926

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
September 2017	271	116	19	0	41	262	0	148	857
September 2016	213	50	20	0	38	279	0	327	927
Airdrie									
September 2017	67	10	7	0	0	0	0	0	84
September 2016	40	10	0	0	36	16	0	95	197
Beiseker									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2017	4	0	0	0	0	0	0	0	4
September 2016	20	0	0	0	0	0	0	0	20
Cochrane									
September 2017	19	2	11	0	10	0	0	0	42
September 2016	26	12	0	0	0	0	0	0	38
Crossfield									
September 2017	5	0	0	0	0	0	0	0	5
September 2016	6	0	0	0	0	0	0	0	6
Irricana									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2017	22	0	0	0	0	0	0	0	22
September 2016	19	0	0	0	0	0	0	0	19
First Nations									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2017	388	128	37	0	51	262	0	148	1,014
September 2016	324	72	20	0	74	295	0	422	1,207

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
September 2017	285	122	14	0	100	1,043	n/a	n/a	1,564
September 2016	252	85	18	0	84	627	n/a	n/a	1,066
Airdrie									
September 2017	42	13	13	0	11	10	n/a	n/a	89
September 2016	33	16	1	0	35	29	n/a	n/a	114
Beiseker									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
September 2017	12	5	0	0	0	0	n/a	n/a	17
September 2016	13	1	0	0	5	0	n/a	n/a	19
Cochrane									
September 2017	30	6	7	0	16	4	n/a	n/a	63
September 2016	27	8	0	0	10	4	n/a	n/a	49
Crossfield									
September 2017	13	0	0	0	0	0	n/a	n/a	13
September 2016	7	0	0	0	0	0	n/a	n/a	7
Irricana									
September 2017	0	2	0	0	0	0	n/a	n/a	2
September 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
September 2017	32	2	0	0	0	0	n/a	n/a	34
September 2016	21	0	0	0	0	0	n/a	n/a	21
First Nations									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
September 2017	414	150	34	0	127	1,057	n/a	n/a	1,782
September 2016	353	110	19	0	134	660	n/a	n/a	1,276

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
September 2017	282	94	7	0	43	231	n/a	n/a	657
September 2016	198	47	12	0	33	232	n/a	n/a	522
Airdrie									
September 2017	73	10	5	0	5	2	n/a	n/a	95
September 2016	46	10	0	0	37	25	n/a	n/a	118
Beiseker									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
September 2017	4	0	0	0	0	0	n/a	n/a	4
September 2016	21	0	0	0	0	0	n/a	n/a	21
Cochrane									
September 2017	21	2	11	0	9	0	n/a	n/a	43
September 2016	27	16	0	0	0	0	n/a	n/a	43
Crossfield									
September 2017	5	0	0	0	0	0	n/a	n/a	5
September 2016	2	0	0	0	0	0	n/a	n/a	2
Irricana									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
September 2017	22	1	0	0	0	0	n/a	n/a	23
September 2016	18	0	0	0	0	0	n/a	n/a	18
First Nations									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
September 2017	407	107	23	0	57	233	n/a	n/a	827
September 2016	312	73	12	0	70	257	n/a	n/a	724

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type September 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Calgary City	332	275	122	60	126	104	150	512	730	951	-23.2
Airdrie	59	51	12	12	17	53	0	12	88	128	-31.3
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	12	14	0	0	0	27	0	0	12	41	-70.7
Cochrane	34	24	8	24	12	4	0	0	54	52	3.8
Crossfield	6	1	0	0	0	0	0	0	6	1	****
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	22	26	2	6	0	0	0	0	24	32	-25.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	465	391	144	102	155	188	150	524	914	1,205	-24.1

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	2,404	1,807	774	438	971	542	2,734	2,802	6,883	5,589	23.2
Airdrie	391	312	120	114	144	214	12	80	667	720	-7.4
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	92	59	12	0	0	76	0	0	104	135	-23.0
Cochrane	203	179	98	72	115	25	103	0	519	276	88.0
Crossfield	66	39	2	6	0	0	0	0	68	45	51.1
Irricana	2	0	0	2	0	0	0	0	2	2	0.0
Rocky View County	141	118	10	12	0	0	0	0	151	130	16.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	3,299	2,515	1,016	644	1,230	857	2,849	2,882	8,394	6,898	21.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Calgary City	126	104	0	0	150	512	0	0
Airdrie	17	53	0	0	0	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	27	0	0	0	0	0	0
Cochrane	12	4	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	155	188	0	0	150	524	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	959	542	12	0	2,145	2,648	589	154
Airdrie	116	214	28	0	12	80	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	76	0	0	0	0	0	0
Cochrane	115	25	0	0	16	0	87	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,190	857	40	0	2,173	2,728	676	154

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Calgary City	532	401	198	550	0	0	730	951
Airdrie	88	116	0	12	0	0	88	128
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	12	14	0	27	0	0	12	41
Cochrane	48	52	6	0	0	0	54	52
Crossfield	6	1	0	0	0	0	6	1
Irricana	0	0	0	0	0	0	0	0
Rocky View County	24	32	0	0	0	0	24	32
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	710	616	204	589	0	0	914	1,205

Table 2.5: Starts by Submarket and by Intended Market
January - September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	3,694	2,409	2,588	3,026	601	154	6,883	5,589
Airdrie	581	509	58	211	28	0	667	720
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	104	59	0	76	0	0	104	135
Cochrane	354	255	78	21	87	0	519	276
Crossfield	68	45	0	0	0	0	68	45
Irricana	2	2	0	0	0	0	2	2
Rocky View County	151	130	0	0	0	0	151	130
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	4,954	3,410	2,724	3,334	716	154	8,394	6,898

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Calgary City	271	213	116	50	60	58	410	606	857	927	-7.6
Airdrie	67	40	10	10	7	36	0	111	84	197	-57.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	4	20	0	0	0	0	0	0	4	20	-80.0
Cochrane	19	26	2	12	21	0	0	0	42	38	10.5
Crossfield	5	6	0	0	0	0	0	0	5	6	-16.7
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	22	19	0	0	0	0	0	0	22	19	15.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	388	324	128	72	88	94	410	717	1,014	1,207	-16.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	1,981	1,909	600	554	575	726	2,988	4,555	6,144	7,744	-20.7
Airdrie	390	355	122	62	199	277	56	478	767	1,172	-34.6
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	63	124	4	6	60	6	0	0	127	136	-6.6
Cochrane	199	177	78	74	94	172	5	80	376	503	-25.2
Crossfield	50	17	6	4	0	0	0	0	56	21	166.7
Irricana	0	2	2	0	0	0	0	0	2	2	0.0
Rocky View County	169	134	10	10	0	0	0	0	179	144	24.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,852	2,719	822	710	928	1,181	3,049	5,113	7,651	9,723	-21.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Calgary City	60	58	0	0	262	279	148	327
Airdrie	7	36	0	0	0	16	0	95
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	21	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	88	94	0	0	262	295	148	422

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	563	714	12	12	2,004	2,870	984	1,685
Airdrie	190	277	9	0	56	241	0	237
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	60	6	0	0	0	0	0	0
Cochrane	94	136	0	36	5	80	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	907	1,133	21	48	2,065	3,191	984	1,922

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Calgary City	406	283	303	317	148	327	857	927
Airdrie	84	50	0	52	0	95	84	197
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	4	20	0	0	0	0	4	20
Cochrane	32	38	10	0	0	0	42	38
Crossfield	5	6	0	0	0	0	5	6
Irricana	0	0	0	0	0	0	0	0
Rocky View County	22	19	0	0	0	0	22	19
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	553	416	313	369	148	422	1,014	1,207

Table 3.5: Completions by Submarket and by Intended Market
January - September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	2,719	2,554	2,426	3,490	999	1,700	6,144	7,744
Airdrie	623	503	135	432	9	237	767	1,172
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	67	130	60	6	0	0	127	136
Cochrane	336	251	40	216	0	36	376	503
Crossfield	56	21	0	0	0	0	56	21
Irricana	2	2	0	0	0	0	2	2
Rocky View County	179	144	0	0	0	0	179	144
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,982	3,606	2,661	4,144	1,008	1,973	7,651	9,723

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
September 2017	129	45.7	72	25.5	25	8.9	11	3.9	45	16.0	282	570,000	651,283
September 2016	104	52.5	31	15.7	15	7.6	9	4.5	39	19.7	198	542,500	771,034
Year-to-date 2017	773	39.2	536	27.2	219	11.1	95	4.8	349	17.7	1,972	580,000	694,542
Year-to-date 2016	809	42.4	462	24.2	176	9.2	89	4.7	370	19.4	1,906	570,000	734,479
Airdrie													
September 2017	57	78.1	7	9.6	4	5.5	1	1.4	4	5.5	73	490,000	521,424
September 2016	30	65.2	9	19.6	2	4.3	2	4.3	3	6.5	46	492,500	537,896
Year-to-date 2017	295	77.8	48	12.7	19	5.0	5	1.3	12	3.2	379	485,000	510,602
Year-to-date 2016	242	66.5	71	19.5	22	6.0	11	3.0	18	4.9	364	500,000	542,542
Beiseker													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
September 2017	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	842,325
September 2016	11	52.4	4	19.0	4	19.0	0	0.0	2	9.5	21	550,000	596,132
Year-to-date 2017	4	6.3	20	31.7	15	23.8	9	14.3	15	23.8	63	760,000	765,814
Year-to-date 2016	29	23.4	33	26.6	20	16.1	20	16.1	22	17.7	124	635,000	663,740
Cochrane													
September 2017	19	90.5	1	4.8	1	4.8	0	0.0	0	0.0	21	450,000	467,673
September 2016	25	92.6	1	3.7	1	3.7	0	0.0	0	0.0	27	425,000	429,742
Year-to-date 2017	159	81.5	19	9.7	8	4.1	5	2.6	4	2.1	195	455,000	482,036
Year-to-date 2016	145	81.0	13	7.3	6	3.4	9	5.0	6	3.4	179	450,000	495,815
Crossfield													
September 2017	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	343,500
September 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	47	100.0	0	0.0	0	0.0	0	0.0	0	0.0	47	327,500	382,201
Year-to-date 2016	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	-	-
Irricana													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Rocky View County													
September 2017	4	21.1	2	10.5	0	0.0	2	10.5	11	57.9	19	-	949,854
September 2016	2	11.1	6	33.3	0	0.0	1	5.6	9	50.0	18	-	-
Year-to-date 2017	27	19.3	10	7.1	9	6.4	25	17.9	69	49.3	140	850,000	996,412
Year-to-date 2016	22	16.5	13	9.8	7	5.3	8	6.0	83	62.4	133	987,500	1,130,703
First Nations													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
September 2017	214	53.0	82	20.3	31	7.7	15	3.7	62	15.3	404	540,000	630,398
September 2016	174	55.8	51	16.3	22	7.1	12	3.8	53	17.0	312	540,000	702,668
Year-to-date 2017	1,305	46.7	633	22.6	270	9.7	139	5.0	449	16.1	2,796	560,000	665,820
Year-to-date 2016	1,258	46.3	594	21.8	231	8.5	137	5.0	499	18.4	2,719	560,000	707,608

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2017						
Submarket	Sept 2017	Sept 2016	% Change	YTD 2017	YTD 2016	% Change
Calgary City	651,283	771,034	-15.5	694,542	734,479	-5.4
Airdrie	521,424	537,896	-3.1	510,602	542,542	-5.9
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	842,325	596,132	41.3	765,814	663,740	15.4
Cochrane	467,673	429,742	8.8	482,036	495,815	-2.8
Crossfield	343,500	-	n/a	382,201	-	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	949,854	-	n/a	996,412	1,130,703	-11.9
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	630,398	702,668	-10.3	665,820	707,608	-5.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

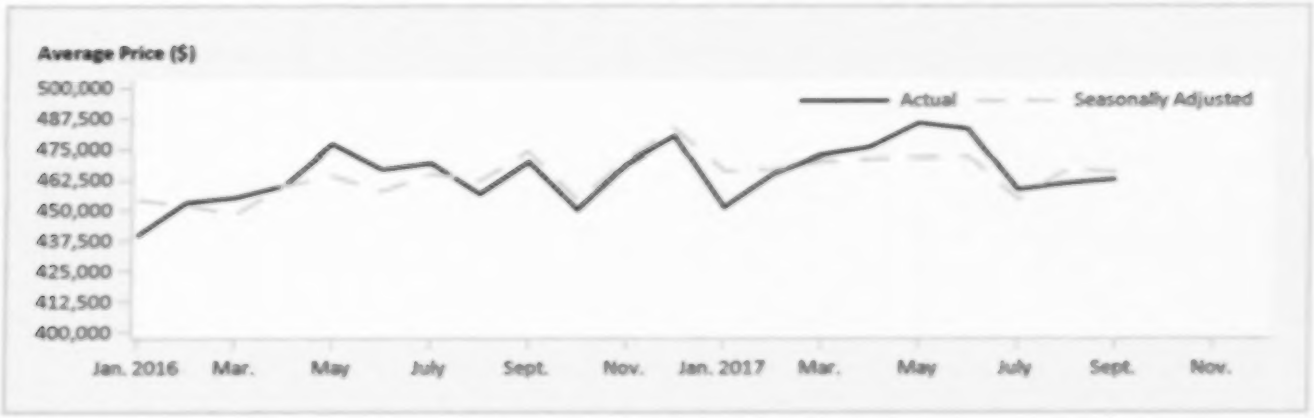


Figure 5.2: MLS® Residential Sales for Calgary

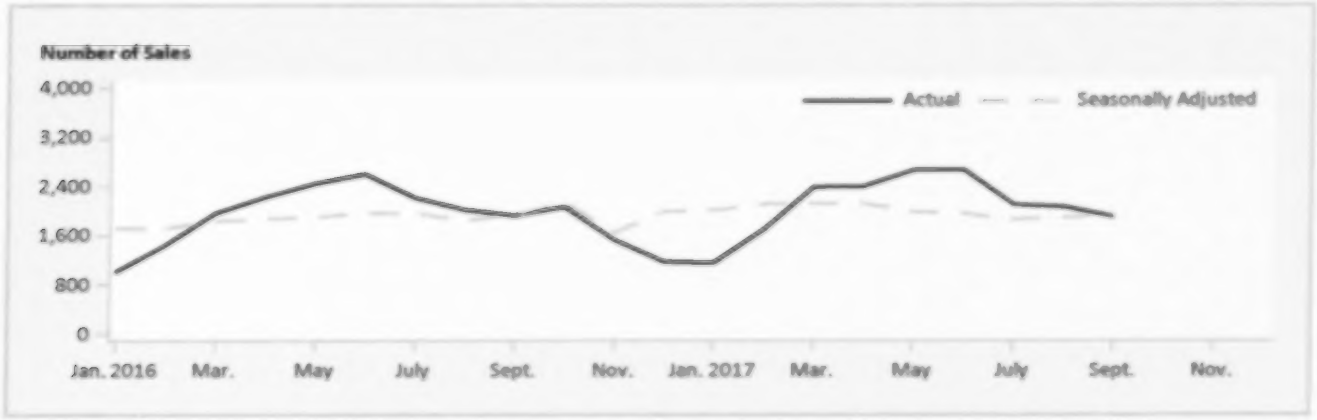
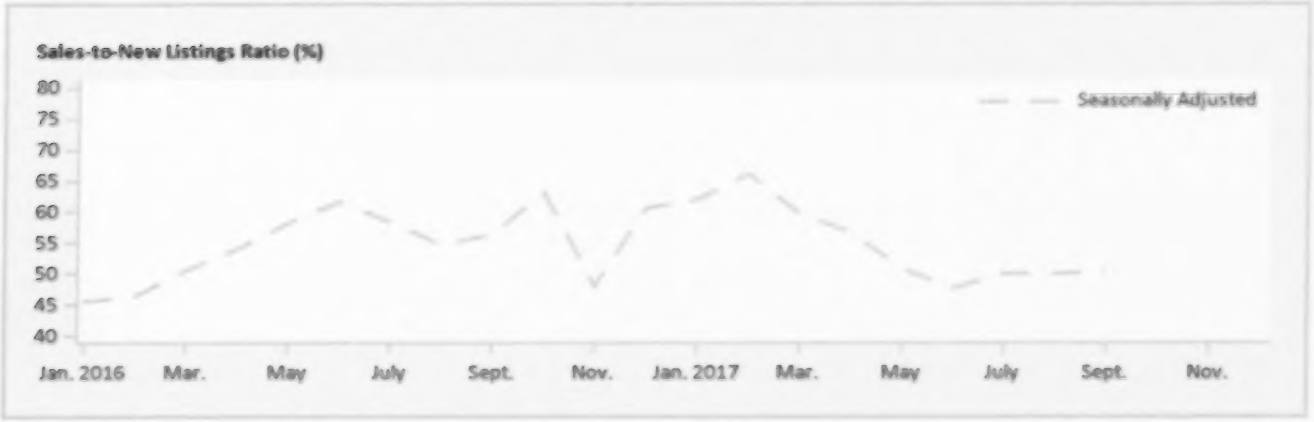


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
September 2017

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.7	134.3	798	7.6	72.3	1,124
	February	561	3.14	4.64	100.2	134.4	798	8.5	73.0	1,124
	March	561	3.14	4.64	100.2	135.5	802	8.9	73.6	1,141
	April	561	3.14	4.64	100.2	135.5	803	8.8	73.4	1,153
	May	561	3.14	4.64	100.4	135.9	801	8.6	72.9	1,162
	June	561	3.14	4.64	99.8	136.6	795	8.8	72.5	1,154
	July	567	3.14	4.74	99.9	135.9	796	9.0	72.6	1,147
	August	567	3.14	4.74	99.9	136.3	798	9.3	72.9	1,137
	September	561	3.14	4.64	99.6	135.7	802	9.6	73.5	1,135
	October	561	3.14	4.64	99.5	136.3	805	10.1	74.1	1,126
	November	561	3.14	4.64	99.8	135.4	810	10.2	74.6	1,127
	December	561	3.14	4.64	100.0	135.3	816	10.1	75.0	1,134
2017	January	561	3.14	4.64	99.9	137.4	818	9.8	74.9	1,134
	February	561	3.14	4.64	99.7	137.2	819	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.3	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	823	9.3	74.6	1,162
	May	561	3.14	4.64	99.5	137.8	828	9.3	75.0	1,155
	June	561	3.14	4.64	99.5	137.5	834	8.9	75.0	1,142
	July	573	3.14	4.84	100.3	137.7	838	8.5	74.9	1,135
	August	573	3.14	4.84	100.4	138.0	837	8.5	74.8	1,129
	September	575	3.09	4.89		137.6	834	8.5	74.4	1,135
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

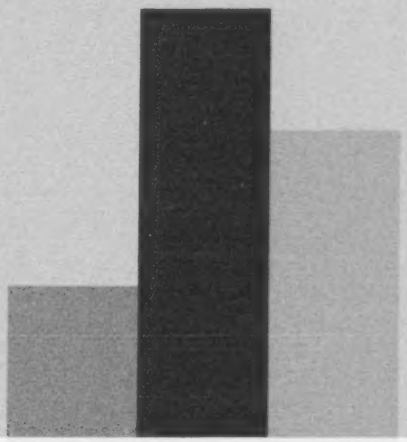
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64167_2017_M10